

PLANNING & ZONING REVIEW NOTES

III. C. 1.

SUBJECT: Request by Mac Development Company for subdivision final approval of “**Cedar Grove, Phase IV A (Lots 19 – 23)**”, consisting of six (6) lots on 21 acres, located off Jones Ferry Road, SR-1540, Baldwin Township.

ATTACHMENTS: 1. Major subdivision application.
2. ArcView, parcel #80488
3. Final plat titled “Cedar Grove, Phase IV A”, prepared by Van R. Finch, Land Surveys, P. A., dated August 10, 2006.

INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:

See major subdivision application and final plat for background information.

Board actions to date:

July 1, 2004: Staff approval of a five (5) lot minor subdivision for Cedar Grove.
April 18, 2005: County Commissioner granted final approval of Cedar Grove, Phase II, consisting of 8 lots.
May 19, 2005: County Commissioners granted final approval of Cedar Grove, Phase III, consisting of 4 lots.
November 7, 2005: County Commissioners granted sketch design approval of Cedar Grove Subdivision, Phase IV, consisting of 11 lots on 43 acres. Sketch design expired May 7, 2006 due to delays experienced in obtaining various permits.
July 17, 2006: County Commissioners granted sketch and preliminary approval of Cedar Grove, Phase IV, consisting of 11 lots.
August 21, 2006: County Commissioners granted final approval of Phase IV, consisting of 6 lots.

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS: The developer is requesting final approval of Phase IV A, consisting 5 lots. This approval will complete Phase IV. The lots are accessed by Cedar Grove Road, a public, state maintained roadway. A financial guarantee for the completion of the roadway serving Phase IV A has been submitted by the developer for review and approval. The county attorney has approved the form and amount of the financial guarantee. Section 3.1B. (1) of the Subdivision Regulations states that, “the County may waive the requirement that the applicant complete all required improvements...when the public health and/or safety will not be endangered...” A portion of Cedar Grove Road is completed and the portion serving these lots has been graded and graveled so the lots are accessible to emergency vehicles. County water is not available to the subdivision and the lots will be served by individual wells so water for fire service is not an issue in consideration of whether the public health/safety will not be endangered. It is the staff opinion that this development qualifies for acceptance of a financial guarantee.

Re: Cedar Grove, Phase 4A (Lots 19 – 23)

ISSUES FOR FURTHER DISCUSSION AND ANALYSIS – con't

Staff has received the septic improvement permits for all five lots from the Chatham County Health Department, Environmental Health Division. Lots 19 and 21 are served by off site septic areas.

The plat displays the necessary information.

RECOMMENDATION: The Planning Department recommends acceptance of the financial guarantee and final plat approval of “Cedar Grove, Phase IV-A”.